

083.0

0001

0013.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

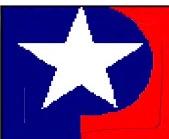
979,100 / 979,100

USE VALUE:

979,100 / 979,100

ASSESSED:

979,100 / 979,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
46-48		PARK AVE EXT, ARLINGTON

OWNERSHIP	Unit #:
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Owner 1: KAUT PAVAS	
Owner 2:	
Owner 3:	

Street 1: 46 PARK AVE EXT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: REAGAN CAROL S/MADELINE J -	
Owner 2: -	

Street 1: 46 PARK AVE EXT	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrrms.	

OTHER ASSESSMENTS	
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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
104	Two Family
6000	Sq. Ft.
Site	
0	70.
1.00	6

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	6000.000	559,100		420,000	979,100		51776
							GIS Ref
							GIS Ref
							Insp Date
							09/18/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	559,100	0	6,000.	420,000	979,100		Year end	12/23/2021
2021	104	FV	534,900	0	6,000.	420,000	954,900		Year End Roll	12/10/2020
2020	104	FV	535,000	0	6,000.	420,000	955,000	955,000	Year End Roll	12/18/2019
2019	104	FV	403,200	0	6,000.	414,000	817,200	817,200	Year End Roll	1/3/2019
2018	104	FV	403,200	0	6,000.	318,000	721,200	721,200	Year End Roll	12/20/2017
2017	104	FV	379,500	0	6,000.	300,000	679,500	679,500	Year End Roll	1/3/2017
2016	104	FV	379,500	0	6,000.	276,000	655,500	655,500	Year End	1/4/2016
2015	104	FV	340,600	0	6,000.	258,000	598,600	598,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
REAGAN CAROL S	67436-425		6/15/2016		760,000	No	No			6746
REAGAN JOHN M-C	48207-5		9/22/2006	Family		1	No	No		
	15835-36		10/1/1984		159,900	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/27/2019	410	Re-Roof	9,000	C					9/18/2018	Inspected	CC	Chris C
4/23/2012	581	Solar Pa	18,750	C					3/8/2017	SQ Returned	EMK	Ellen K
12/29/2011	1902	Alterati	16,000	C					7/19/2016	Sales Review	PT	Paul T
11/6/2006	958	Redo Kit	40,000			G8	GR FY08	bath remodel also	6/17/2013	Info Fm Prmt	EMK	Ellen K
11/26/2001	883	Redo Bat	8,000	C					1/5/2009	Meas/Inspect	163	PATRIOT
8/3/1998	517	Re-Roof	2,400						4/27/2007	Permit Visit	BR	B Rossignol
									4/24/2000	Inspected	276	PATRIOT
									1/18/2000	Mailer Sent		
									1/18/2000	Measured	163	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000	Sq. Ft.	Site			0	70.	1.00	6									420,000						420,000	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good	641-4523.															
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																	
(Liv) Units:	2	Total: 2		3/4 Bath:	1	Rating:	Average																
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	3 - Aluminum			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good	1st Res Grid Desc: Line 1 # Units 1															
Color:	WHITE			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl:	2	Rating:	Average	Other															
GENERAL INFORMATION				WSFlue:		Rating:		Upper															
Grade:	C - Average			CONDOS INFORMATION				Lvl 2															
Year Blt:	1924	Eff Yr Blt:		Location:		Total Units:		Lvl 1															
Alt LUC:		Alt %:		Floor:				Lower															
Jurisdct:		Fact: .		% Own:		Totals	RMS: 10	BRs: 6	Baths: 2	HB													
Const Mod:				Name:																			
Lump Sum Adj:				DEPRECIATION																			
INTERIOR INFORMATION				Phys Cond:	GD - Good	18.	%																
Avg Ht/FL:	STD			Functional:			%																
Prim Int Wal	2 - Plaster			Economic:			%																
Sec Int Wall:		%		Special:			%																
Partition:	T - Typical			Override:			%																
Prim Floors:	3 - Hardwood			Total:	18.6	%																	
Sec Floors:	4 - Carpet	50 %		CALC SUMMARY																			
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	180.00	COMPARABLE SALES																	
Subfloor:				Size Adj:	1.13431728	Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar:				Const Adj:	0.99495000																		
Electric:	3 - Typical			Adj \$ / SQ:	203.146																		
Insulation:	2 - Typical			Other Features:	141500																		
Int vs Ext:				Grade Factor:	1.00																		
Heat Fuel:	2 - Gas			NBHD Inf:	1.00000000																		
Heat Type:	3 - Forced H/W			NBHD Mod:																			
# Heat Sys:	2			LUC Factor:	1.00																		
% Heated:	100	% AC:		Adj Total:	686866																		
Solar HW:	NO	Central Vac: NO		Depreciation:	127757																		
% Com Wal		% Sprinkled		Deprecated Total:	559109																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 083.0-0001-0013.A												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							
<p>The sketch illustrates a residential grid with the following details:</p> <ul style="list-style-type: none"> Building Footprints: SFL (Second Floor), FFL (First Floor), BMT (Basement), UAT (Upper Attic), and EFP (Enclosed Porch). Rooms: The sketch shows room counts for each level: 6 rooms on the Second Floor, 14 rooms on the First Floor, 3 rooms in the Basement, 238 rooms in the Upper Attic, and 160 rooms in the Enclosed Porch. Footprint Areas: The sketch indicates areas for each footprint: SFL (6), FFL (14), BMT (3), UAT (238), and EFP (160). The total footprint area is 545,366 square feet. Other: A central area labeled "14" represents the gross area, and a smaller area labeled "8" represents the fin area. 																							